

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 14807 of Norman R. Pozez and Melinda Bieber, pursuant to 11 DCMR 3107.2, for a variance from the width of the open court requirements (Sub-section 406.1), a variance from the maximum allowable lot occupancy requirements (Sub-section 403.2), a variance to allow an addition to a nonconforming structure that now exceeds the allowable percentage of lot occupancy requirements (Paragraph 2001.3(a)), and a variance to allow an addition to a nonconforming structure that will extend the height of a closed court that currently does not meet the width of court requirements (Paragraph 2001.3(c)) to construct an addition to an existing nonconforming single-family dwelling in a D/R-3 District at premises 2132 Bancroft Place, N.W., (Square 2532, Lot 18).

HEARING DATE: June 15, 1988  
DECISION DATE: June 15, 1988 (Bench Decision)

SUMMARY ORDER

The Board duly provided timely notice of the public hearing on this application, by publication in the D.C. Register, and by mail to ANC 1D and to owners of property within 200 feet of the site.

The site of the application is located in Advisory Neighborhood Commission ("ANC") 1D and in proximity to ANC 2B and 1C. ANC 1D, which is automatically a party to the application, filed a written statement of issues and concerns in support of the application. ANC 2B and 1C did not submit a written statement of issues and concerns, or request to be treated as affected ANCs.

As directed by 11 DCMR 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a variance from the strict application of the requirements of 11 DCMR 406.1, 403.2, 2001.3(a) and 2001.3(c). No person or entity appeared at the public hearing in opposition to the application or otherwise requested to participate as a party in opposition to this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3107, and that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and maps. It is therefore ORDERED that the application is GRANTED.

Pursuant to 11 DCMR 3301.1, the Board has determined to waive the requirement of 11 DCMR 3331.3 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is not prohibited by law.

VOTE: 5-0 (Charles R. Norris, Elliott Carroll, Paula L. Jewell, William F. McIntosh, and Carrie L. Thornhill to grant).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Edward L. Curry  
EDWARD L. CURRY  
Executive Director

FINAL DATE OF ORDER: AUG 18 1988

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

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